



# This Home Could Be Yours!

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DAVID COMBS  
123 ROOSEVELT DRIVE  
WEST DES MOINES, IA 50266

515-555-6666



# Welcome Home

3408 E 52ND ST  
DES MOINES, IA 50312

Located on the Southeast side of Des Moines, this wonderful two-story home would be a great purchase for any expanding family. Sitting on almost a quarter of an acre of land, the partially finished walkout basement provides new owners the opportunity to grow into to the home and add their own personal touch. Built in 2001, this home offers a owner easy access to anywhere in the Des Moines Area, and being a part of the SE Polk School District. With the housing market starting to rebound, and the home's assessed value listed at more than its selling cost; there could not be a better time to buy!

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The Kitchen provides ample space to support the needs of a growing family, and preparing those large family dinners.

With 1720 finished square feet, the 3 bedroom home provides ample space for the homeowners with room to spare. The 3 bedrooms are all located on the second floor along with 2 of the 4 bathrooms in the home. The large kitchen gives the owner plenty of cabinet space as well as plenty of space for breakfast at the counter or in the spacious dining area. With a gas fireplace in the family room, hardwood floors, and the stove and dishwasher included this could be the place that your family can call home!



The gas fireplace in the family room offers a nice comfort for the cold Iowa winters.



His and Her sinks take away the hassle of the crazy mornings.

### The Home Details

<b>Bedrooms - 3</b>	<b>Bathrooms - 4</b>	<b>Sq. Ft. - 1720</b>
<b>Year Built - 2001</b>	<b>District - SE Polk</b>	<b>Garage - 2 Car</b>
<b>Style - Two Story</b>	<b>Land - 0.182 Acres</b>	<b>County - Polk</b>
<b>Assessed Value</b>		<b>Taxes</b>
187,500		4,350

### Included Utilities

- Heat – Gas Forced Air
- Air – Central
- Water – City
- Sewer – City
- Gas – Natural

### Included Appliances

- Dishwasher
- Microwave
- Stove

